Reaſons for the continuance of the common Aſſurance of Land by Fines.

1550

I. Fines are the common and the moſt ancient Aſſurances of this Nation, long before the Conqueſt: *Plow. fol. 357. & 368.* which puts an end to all Controverſies in the Law, and againſt which there is no averment.

II. They are the moſt ſhort and conciſe of all Evidences, yet full and perfect, in ſo much that the *Chirographer* (for ſecurity) writes them twice over, to be kept in ſeverall places; proclaims them foure times in open Court; And becauſe all parties are by them barred, not claiming within five years, He enters them in ſeverall Rolls, every County by it ſelf, to be ſent into each perticular County, and publiſhed at the Aſſizes, and all this for his Fee of five ſhillings, *per Stat. 13 E. 1. 4 Hen. 7. 23. Eliz.*

III. They are moſt in eſteeme and acceptation with the people, againſt which there was never any complaint: And in caſe the State ſhould relinquiſh their Revenue thereby (which none complains againſt) amounting to twenty thouſand pounds *per annum* at leaſt) they would be as cheap Aſſurances, and as perfect Evidences as can be deviſed.

IV. They are by the wiſdom of former Parliaments ſo carefully provided for, in way of their acknowledgment, proſecution, and recording, as that they can neither be forged nor embezeled.

V. Although divers perſons inhabiting in ſeverall Counties ſhould happen to have one joynt eſtate in Lands, which lye in many Counties, yet may they all joyne and leavy a Fine by Commiſſion, and ſo paſſe away their Eſtates at their own ſeverall habitations, without further travell or trouble.

VI. They bar a Feme Covert, which no other Deed or Conveyance can do.

VII. They may (as anciently uſually they did) with much brevity declare their own uſes, that the parties need no other deed.

Wherfore, ſeeing Fines are ſo conciſe, ſo ancient, ſo cheap; ſo much eſteemed by all men, ſuch perfect Aſſurances, and in regard they put an end to all Suits, bar all Claims, have ſo many Acts of Parliament approving and ſtrengthning them, and take their riſe long before the comming in of the *Normans*, and are part of the Common Law of *England*. It is humbly conceived, it will be moſt ſafe and acceptable to the people ſtill to hold their Eſtates by this Aſſurance.

You will find a generall obſervation of all matters in that book which will lead money upon land or purchase land if they be obſerved. The groundes of assurance of the lawe of the Nation.

This is written by Lord President Bradshaw